

**NOTE: Anyone requiring special accommodations due to disability should contact the Planning & Zoning Office at (203) 431-2766**



**TOWN OF RIDGEFIELD  
INLAND WETLANDS BOARD  
PLANNING AND ZONING COMMISSION  
DRAFT PUBLIC HEARING AGENDA**

**Tuesday, January 02, 2018  
7:30 PM—Town Hall Annex**

**Lower Level Meeting Room  
66 Prospect St., Ridgefield, CT**

**PLANNING AND ZONING COMMISSION**

- Item I: (Continued): #2017-064-A:** Regulation Amendment, New section 5.7-Mixed Use Overlay Zone within the Town of Ridgefield Zoning Regulations. *Statutorily received on September 26, 2017. Public hearing held on November 21, 2017 and December 19, 2017. 35 days to close public hearing was December 26, 2017. 8-Day extension granted until January 03, 2018. Commission initiated.*
- Item II: (Continued): #2017-060-REZ:** Zone Change Application per Section 9.2.C of the Town of Ridgefield Zoning Regulations to alter the zoning designation of **Governor Street, Assessor Map ID E15-0191& Map ID E15-0225** and **41 Governor Street** from RA zone to a CBD zone. *Statutorily received September 05, 2017. Site walked on September 10, 2017. Public hearing held on October 17, 2017. 35 days to close public hearing was November 21, 2017. 65 day extension granted until January 25, 2018. Applicant: Boys & Girls Club of Ridgefield, Inc. Authorized Agent: Bob Jewell, Esq*
- Item III: (Continued): #2017-059-S:** Subdivision Application per the Town of Ridgefield Subdivision Regulations for a 3-lot subdivision of 3.75± acres of land and a waiver request for minimum lot area per Section 4-20 of the Subdivision Regulations, at **28 West Branchville Road** in the RA Zone. *Statutorily received September 05, 2017. Site walked on September 10, 2017. Public hearing held on October 17, 2017 and November 08, 2017. 35 days to close public hearing was November 21, 2017. 65 day extension granted until January 25, 2018. Owner/Applicant: Branchville, LLC*
- Item IV: #2017-082-A:** Proposed Regulation amendment to Section 3.3.C.1, Accessory Dwelling Unit. *Statutorily received on December 19, 2017. 35 days to close public hearing is February 06, 2018. Commission initiated.*
- Item V: #2017-083-A:** Amendment to Section 2.2- Defined Terms (“Yard Setback” Related Terms) and proposed new Section 7.14- Incidental Improvements. *Statutorily received on December 19, 2017. 35 days to close public hearing is February 06, 2018. Commission initiated.*

**Item VI: #2017-084-A:** Amendment to Section 9.1.A.3.a. - Zoning Permit Application and Section 9.1.B.1. - Certificate of Zoning Compliance. *Statutorily received on December 19, 2017. 35 days to close public hearing is February 06, 2018. Commission initiated.*

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**TOWN OF RIDGEFIELD  
DRAFT AGENDA  
INLAND WETLANDS BOARD**

**Tuesday, January 02, 2018  
7:30 PM\* –Town Hall Annex  
\*following Public Hearing agenda**

**Lower Level Meeting Room  
66 Prospect St., Ridgefield, CT**

**PENDING ITEMS**

**NEW ITEMS**

**BOARD WALKS**

**REQUESTS FOR BOND RELEASES/REDUCTION**

**CORRESPONDENCE**

**MINUTES**

**For approval:** December 19, 2017(Mailed on December 22, 2017)  
**For distribution:**

**PUBLIC HEARINGS**

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DRAFT AGENDA  
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\*following Inland Wetlands Board agenda

**PENDING ITEMS**

- 1. IF PUBLIC HEARING IS CLOSED: (Continued) #2017-064-A:** Regulation Amendment, New section 5.7-Mixed Use Overlay Zone within the Town of Ridgefield Zoning Regulations. *Statutorily received on September 26, 2017. Public hearing held on November 21 and December 19, 2017. 35 days to close public hearing was December 26, 2017. 8-day extension granted until January 03, 2018. 65 days to render a decision is March 08, 2018. Commission initiated. For decision.*
- 2. IF PUBLIC HEARING IS CLOSED :(Continued) #2017-060-REZ:** Zone Change Application per Section 9.2.C of the Town of Ridgefield Zoning Regulations to alter the zoning designation of **Governor Street, Assessor Map ID E15-0191& Map ID E15-0225 and 41 Governor Street** from RA zone to a CBD zone. *Statutorily received September 05, 2017. Site walked on September 10, 2017. Public hearing held on October 17, 2017. 35 days to close public hearing was November 21, 2017. 65-day extension granted until January 25, 2018. 65 days to render a decision is March 08, 2018. Applicant: Boys & Girls Club of Ridgefield, Inc. Authorized Agent: Bob Jewell, Esq. For discussion and possible action.*
- 3. IF PUBLIC HEARING IS CLOSED: (Continued): #2017-059-S:** Subdivision Application Per the Town of Ridgefield Subdivision Regulations for a 3-lot subdivision of 3.75± acres of land and a waiver request for minimum lot area per Section 4-20 of the Subdivision Regulations, at **28 West Branchville Road** in the RA Zone. *Statutorily received September 05, 2017. Site walked on September 10, 2017. Public hearing held on October 17, 2017 and November 08, 2017. 35 days to close public hearing was November 21, 2017. 65-day extension granted until January 25, 2018. 65 days to render a decision is March 8, 2018. Applicant: Branchville, LLC. For discussion and possible action.*
- 4. IF PUBLIC HEARING IS CLOSED: #2017-082-A:** Proposed Regulation amendment to Section 3.3.C.1, Accessory Dwelling Unit. *Statutorily received on December 19, 2017. 65-days to render a decision is March 08, 2018. Commission initiated. For discussion and action.*

5. **IF PUBLIC HEARING IS CLOSED : #2017-083-A:** Amendment to Section 2.2- Defined Terms (“Yard Setback” Related Terms) and proposed new Section 7.14- Incidental Improvements. *Statutorily received on December 19, 2017. 65-days to render a decision is March 08, 2018. Commission initiated. For discussion and action.*
6. **IF PUBLIC HEARING IS CLOSED : #2017-084-A:** Amendment to Section 9.1.A.3.a.- Zoning Permit Application and Section 9.1.B.1. - Certificate of Zoning Compliance. *Statutorily received on December 19, 2017. 65-days to render a decision is March 08, 2018. Commission initiated. For discussion and action.*

## NEW ITEMS

7. **#2017-085-REV(S):** Revision to the Subdivision Adopted Resolution of Approval to modify condition number four(4) for property located at **23 Stonewall Lane** in the RAA Zone. *Owner: Mr. Shanholtz. For receipt and possible discussion.*
8. **#2017-086-REV(SP):** Revision to Special Permit per Section 9.2 of the Town of Ridgefield Zoning Regulations to install a sound suppressing panels along the paddleball courts and to modify the paddle season to run from September 15 to April 1 at **439 Silver Spring Road** in the RAA Zone. *Owner/Applicant: Silver Spring Country Club. Authorized Agent: Robert R. Jewell, Esq. For receipt and discussion.*

## COMMISSION WALKS

## REQUESTS FOR BOND RELEASES/REDUCTION

## CORRESPONDENCE

## MINUTES

**For approval:** December 19, 2017(Mailed on December 22, 2017)  
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## PUBLIC HEARINGS

### January 02, 2018

- **(Continued)#2017-064-A:** Regulation Amendment, Mixed Use Overlay Zone, Commission initiated.
- **(Continued)#2017-060-REZ:** Rezoning Application. **Assessor Map ID E15-0191 & Map E15-0225 and 41 Governor St, B&G Club**
- **#2017-082-A:** Regulation Amendment, Section 3.3.C.1 Accessory Dwelling, Commission initiated.
- **#2017-083-A:** Regulation Amendment Section 2.2-Defined Terms, Commission initiated.
- **#2017-084-A:** Regulation Amendment Section 9.1.A.3 and Section 9.1.B.1, Commission initiated.
- **(Continued)#2017-059-S:** Subdivision Application, 28 West Branchville Road. Branchville LLC